

September 4, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: Southwest corner of Lake Mead Blvd. and Michael Way
APN: 138-24-305-001 and 003

Dear Ms. Wheeler:

This letter is submitted as justification for applications for a General Plan Amendment, Rezoning, Site Development Plan Review and a minor waiver of landscape standards for the above listed properties. The parcels are located in Ward 5, at the intersection of Lake Mead Blvd., a 100 foot primary roadway, and Michael Way, an 80 foot secondary roadway. The surrounding area is primarily single family residential, some of which is located within County islands. Multi-family residential in the medium to high density range is located to the north and west.

In reviewing the land uses within the area it is our belief that additional commercial uses will be a benefit to the surrounding residential in that the closest commercial is located approximately one-half mile to the east along Decatur Blvd and one-half mile to the west along Jones Blvd. We anticipate convenience type uses within this development that will be within walking distance of the surrounding homes and apartments. The site plan has been designed to maximize the distance separation between the proposed buildings and the existing residential and we believe the site can be developed without residential adjacency issues.

During our pre-application conference with Mike Howe it was determined that two additional handicap parking spaces were required. In order to maintain the number of parking spaces required by code we have had to eliminate four landscape fingers in the parking area. We are therefore asking that a Waiver Request be included with our Site Development Plan Review application. We believe that overall our site plan meets or exceeds landscaping requirements.

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As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



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